



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Ekam Courtyard
RERA-GRG-PROJ-2002-2025

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Ekam Courtyard	
2.	Name of the promoter	M/s Regional Construction Pvt. Ltd.	
3.	About the promoter	M/s Regional Construction Pvt. Ltd. is a private construction company incorporated in 2011, engaged in building and civil engineering works, and registered with the Registrar of Companies, Delhi, with operations primarily in the Haryana region. The company has an authorized share capital of Rs 30 crore, and its current directors are Narender, Anjali, and Kunal Rishi	
4.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
5.	Location of the project	Sector-5, Sohna, Gurugram	
6.	Legal capacity to act as a promoter	License holder	
7.	Name of license holder	M/s Regional Construction Pvt. Ltd.	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole Project	
10.	Completion date as mentioned in REP-II	OC: 31.05.2030	
11.	Online application ID	RERA-GRG-PROJ-2002-2025	
12.	License no. (For DDJAY Plotted Colony)	55 of 2019 dated 08.03.2019	valid upto 07.03.2024
13.	Total licensed area	15 acres	Area to be registered 0.599 acres (2424.0632 Sq.m.)
14.	QPR Compliances	Not applicable	
15.	4(2)(I)(D) Compliances	Not applicable	
16.	4(2)(I)(C) Compliances	Not applicable	
17.	Status of change of bank account (if applicable)	Not applicable	
18.	Details of proceedings pending against the project	Not applicable	
19.	RC Conditions Compliances	Not applicable	
20.	Number of Floors	G+3	

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An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



21.	Number of units	88 shops		
22.	Size of commercial units	15.28 Sq.m. to 36.84 Sq.m.		
23.	Total Project cost	Rs 31.54 (as per DPI)		
24.	Project expenditure so far	Rs 1.34 (as per DPI)		
25.	Estimated expenditure for completion so far	Rs 30.20 Cr (as per DPI)		
26.	Construction cost of towers	Rs 18.70 Cr (as per DPI)		
27.	Construction cost per Sq.ft.	Rs 3,331/- (as per DPI)		
28.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	55 of 2019 dated 08.03.2019 (For DDJAY Colony)	valid upto 07.03.2024 (Expired)
	ii)	Demarcation cum Zoning plan approval	DRG. No. DTCP 11051 dated 30.04.2025 (For Commercial plot of DDJAY)	
	iii)	Building plan Approval	Memo no. 3279 dated 25.06.2025	24.06.2027 (For Commercial plot of DDJAY)
	iv)	Environmental Clearance	Not applicable	
	v)	Fire scheme approval	Not submitted (Applied in 05.12.2025)	
	vi)	Airport height clearance	(Height of building less than 15 mtr)	
	vii)	Service plan and estimate approval	Not applicable	
	viii)	Electrical load availability connection	Memo no. Ch.-22/SE/R-APDRP/OLNC-HT/GGN-II/EP-45 dated 26.03.2021 (For DDJAY colony)	
29.	Fee details			
	Registration fee	3636.095 * 1.50 * 20 = Rs 1,09,083/-		
	Processing fee	3636.095 * 10 = Rs 36,361/-		
	Late fee	Not applicable		
	Total	Rs 1,45,444/-		
30.	DD amount	Rs 70,000/- Rs 75,444/-		
	DD no. and date	005152 dated 04.11.2025 005200 dated 02.12.2025		
	Name of the bank issuing	Kotak Mahindra Bank		

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	Deficient amount	Nil
31.	File Status	Date
	File received on	06.11.2025
	First notice Sent on	26.11.2025
	1st hearing on	01.12.2025 (adjourned)
	2nd hearing on	15.12.2025
	3rd hearing on	22.12.2025
	4th hearing on	29.12.2025 (adjourned)
	5th hearing on	12.01.2026 (adjourned)
	6th hearing on	02.02.2026 (adjourned)
	7th hearing on	11.02.2026 (Preponed from 16.02.2026)
32.	Case History: - <p>The Promoter M/s Regional Construction Pvt. Ltd. who is a license holder applied for the registration of real estate Commercial (Distinct Commercial Component of DDJAY Plotted Colony) project namely "Ekam Courtyard" located at Sector-5, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 101744 dated 06.11.2025 and RPIN-986. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2002-2025. The project area for registration is 0.599 acres vide License no -55 of 2019 dated 08.03.2019 valid upto 07.03.2024.</p> <p>The application for registration of Commercial (Distinct Commercial Component of DDJAY Plotted Colony) project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/986 dated 26.11.2025 was issued to the promoter with an opportunity of being heard on 01.12.2025.</p> <p>On 01.12.2025, the matter was adjourned and listed for 15.12.2025.</p> <p>The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 20.11.2025 namely Gurgaon Times, Hindustan Times & The Times of India. No objections were received up to 01.12.2025. The public notice was published for 12 days only. Accordingly, promoter submitted an application stating that due to unavoidable circumstances at the printing end, the publication was delayed for 2 days.</p> <p>On 15.12.2025, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Amit (AR), Sh. Narendra Singh (AR) & Sh. Rajiv Dubey (AR) are present on behalf of the promoter and stated that the EKAM project (DDJAY), Sector-5 Sohna, measuring 15 acres, already stands registered with RERA vide Registration Certificate No. 38 of 2019 dated 08.07.2019 and has been issued the Completion Certificate in 2022 vide Memo No. LC-3712B+3723-JE(MK)-2022/20756 dated 18.07.2022. The 0.599-acre commercial component forms part of the same 15-acre licensed area and is already covered in the issued CC. As per DTCP guidelines, once the Completion Certificate is granted, no license renewal is required, and the building plans have also been duly approved on this basis. Further, the Authority observes that the BR-III approved by DTCP vide Memo No. 3279 dated 25.06.2025 for Distinct Commercial Component of DDJAY Plotted Colony which includes the condition that the BR-III is valid subject to the validity of the license. Accordingly, the promoter is directed to submit any</p>	

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policy/clarification from DTCP exempting license renewal within a week. The matter is adjourned and listed for 22.12.2025.

On 22.12.2025, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Narendra Singh (AR), Sh. Rajiv Dubey (AR) & Sh. Anshul Vijay (AR) are present on behalf of the promoter and stated that no renewal of License No. 55 of 2019 is required for the project, as the entire development work was completed within the validity period from 08.03.2019 to 07.03.2024 under the DDJAY policy. They further stated that the development works were completed well before the prescribed 7-year period, and the Completion Certificate was obtained on 18.07.2022 in accordance with Rule 12 of the Haryana Development and Regulation of Urban Areas Rules, 1976. Renewal under Rule 13 applies only in cases of delay or incomplete development, which does not apply here. Accordingly, the matter is directed to be examined legally. The matter to come up on 29.12.2025.

As per the directions of the Authority, the matter was examined by the Legal Branch. Upon examination, it is observed that, prima facie, no renewal of License No. 55 of 2019 appears to be required, as the development was completed within the validity period of the license and the Completion Certificate was duly issued by the competent authority. However, in the absence of a specific statutory clarification on this issue, and considering that the matter involves interpretation of licensing provisions administered by the Department of Town and Country Planning (DTCP), Haryana, the Authority may, if deemed appropriate, seek clarification from DTCP, Haryana to avoid any future ambiguity or conflict.

On 29.12.2025, the matter was adjourned and fixed for 12.01.2026.

On 02.01.2026, after the approval of the Authority, clarification was sought regarding the requirement of license renewal for the registration of a distinct commercial component admeasuring 0.599 acres of the DDJAY Plotted Colony "Ekam Courtyard" situated at Sector-5, Sohna, Gurugram. Till date, no reply has been received from the concerned authority.

On 12.01.2026, the matter was adjourned and fixed for 02.02.2026.

On 02.02.2026, the matter was adjourned and fixed for 16.02.2026.

On 05.02.2026, The promoter has filed an application for preponement of the hearing along with the reply received from DTCP, in response to the clarification sought by the Authority regarding license renewal for the commercial component admeasuring 0.599 acres of DDJAY Plotted Colony "Ekam Courtyard", Sector-5, Sohna, Gurugram. The reply is as follows:

"It is informed that the requirement of renewal of license is governed by Rule 13 of The Haryana Development and Regulation of Urban Areas Rules, 1976, wherein it is also mentioned that if any Developer company fails to complete the development works in a colony within the validity of license, for the reasons beyond their control, they may apply for renewal of license.



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In the Instant case Completion Certificate stands issued to the Developer Company vide memo dated 18.07.2022. Hence, the commercial area being a saleable component at par with residential component does not require renewal of license irrespective of ownership since development works in the colony stands executed. This is for your information please."

The status of the documents is mentioned below:

33.	Present compliance status as on 11.02.2026 of deficient documents conveyed in last hearing dated 02.02.2026.	<ol style="list-style-type: none">1. Deficit fee Rs 75,444/- needs to be submitted. Status: Submitted vide DD no. 005200 dated 02.12.2025 amounting to Rs 75,444/-.2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted3. Online DPI needs to be corrected. Status: Not submitted4. Renewal of license no. 55 of 2019 dated 08.03.2019 needs to be submitted. Status: Not submitted, whereas promoter stating that the EKAM project (DDJAY), Sector-5 Sohna, measuring 15 acres, already stands registered with RERA (2019) and has been issued the Completion Certificate in 2022 vide memo no. LC-3712B+3723-JE(MK)-2022/20756 dated 18.07.2022. The 0.599-acre commercial component forms part of the same 15-acre licensed area and is already covered in the issued CC. As per DTCP guidelines, once the Completion Certificate is granted, no license renewal is required, and the building plans have also been duly approved on this basis. Accordingly, the request for waiver of license renewal requirement may be considered in line with the applicable DTCP provisions. Clarification submitted by the promoter stating that the no renewal of License No. 55 of 2019 is required for this project, as full development works complete within the validity period (08.03.2019 to 07.03.2024) under DDJAY-2016. It is also noted that the development works have been finishes ahead of the 7 year deadline, securing a CC on 18.07.2022, in line with Rule 12 of Haryana Development and Regulation of Urban Areas Rules, 1976. Renewal under Rule 13 applies only to delays or incomplete projects, which does not apply here.5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 05.12.2025.
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		<p>6. Approval NOC from agency for connecting external service like storm water drainage, sewerage and construction water needs to be submitted. Status: Submitted</p> <p>7. Project photos of the applied phase need to be submitted. Status: Submitted</p> <p>8. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Submitted</p> <p>9. A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted. Status: Submitted</p> <p>10. Information to revenue department regarding entry of license in the revenue record needs to be submitted. Status: Submitted</p> <p>11. PERT Chart specifying date of completion needs to be revised. Status: Submitted, but needs to be revised.</p> <p>12. Mining permission needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, stating that the promoter will apply for mining closer to the actual commencement of work. Mining permission will be obtained and submitted immediately once site activities begin.</p> <p>13. NCZ, tree cutting permission, Forest land diversion, powerline shifting and forest NOC if applicable, needs to be submitted. Status: Submitted</p> <p>14. Draft allottees documents i.e. application form, allotment letter, builder buyer agreement & conveyance deed needs to be revised. Status: Submitted, but application form, BBA & allotment letter needs to be revised and conveyance deed along with payment receipt needs to be provided.</p> <p>15. Draft brochure needs to be revised. Status: Submitted</p> <p>16. Cost of the land amounts to Rs 70 lakhs needs to be clarified according to the area applied for the registration is 0.5999 acres. Status: Submitted</p> <p>17. Details of any other cost amounts to Rs. 400 lakhs and details of financial resources amounts to Rs 133.50 lakhs mentioned in DPI needs to be submitted. Status: Submitted</p> <p>18. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.</p>
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		<p>Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted. Status: Submitted but Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Further promoter has applied for NEC on 24-12-2025.</p> <p>19. TAN of the company needs to be submitted. Status: Submitted</p> <p>20. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H) dated 17.07.2025, CA Certificate of net worth of promoter on latest date, CA Certificate of expenditure incurred and to be incurred dated 17.07.2025 & CA Certificate of non-default dated 17.07.2025. Status: Submitted</p> <p>21. Original Bank Undertaking dated 24.07.2025, needs to be revised as it is not as per prescribed format and employee designation is also missing. Status: Submitted</p> <p>22. Quarterly source of funds and quarterly net cash flow statement needs to be submitted. Quarterly estimated expenditure needs to be revised as costing details does not match with DPI. Status: Not Submitted</p> <p>23. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted</p>
34.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Renewal of license no. 55 of 2019 dated 08.03.2019 needs to be submitted. Status: Not submitted, whereas promoter stating that the EKAM project (DDJAY), Sector-5 Sohna, measuring 15 acres, already stands registered with RERA (2019) and has been issued the Completion Certificate in 2022 vide memo no. LC-3712B+3723-JE(MK)-2022/20756 dated 18.07.2022. The 0.599-acre commercial component forms part of the same 15-acre licensed area and is already covered in the issued CC. As per DTCP guidelines, once the Completion Certificate is granted, no license renewal is required, and the building plans have also been duly approved on this basis. Accordingly, the request for waiver of license renewal requirement may be considered in line with the applicable DTCP provisions.</p>

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		<p>Clarification submitted by the promoter stating that the no renewal of License No. 55 of 2019 is required for this project, as full development works complete within the validity period (08.03.2019 to 07.03.2024) under DDJAY-2016. It is also noted that the development works have been finishes ahead of the 7-year deadline, securing a CC on 18.07.2022, in line with Rule 12 of Haryana Development and Regulation of Urban Areas Rules, 1976. Renewal under Rule 13 applies only to delays or incomplete projects, which does not apply here.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 05.12.2025.</p> <p>5. PERT Chart specifying date of completion needs to be revised.</p> <p>6. Mining permission needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, stating that the promoter will apply for mining closer to the actual commencement of work. Mining permission will be obtained and submitted immediately once site activities begin.</p> <p>7. Draft allottees documents i.e. application form, allotment letter, builder buyer agreement & conveyance deed needs to be revised. Status: Submitted, but application form, BBA & allotment letter needs to be revised and conveyance deed along with payment receipt needs to be provided.</p> <p>8. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted. Status: Submitted but Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Further promoter has applied for NEC on 24-12-2025.</p> <p>9. Quarterly source of funds and quarterly net cash flow statement needs to be submitted. Quarterly estimated expenditure needs to be revised as costing details does not match with DPI.</p>
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Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A-H form, corrections in online DPI, Fire scheme approval and the documents mentioned above at S.No 34.

The promoter shall submit the DD/BG amounting to Rs. 25 lakhs as a security amount for submission of Fire scheme approval within 3 months from the grant of registration.

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4.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

(Ashish Dubey)**Chartered Accountant****(Deepika)****Planning Executive****Day and Date of hearing**

Wednesday and 11.02.2026

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.02.2026

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Narender Singh (AR), Sh. Anshul (AR) & Sh. Amit (AR) is present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently Fire Scheme Approval and Mining Permission are under process and the said approvals have not yet been obtained as on date.

Further, the AR of the promoter undertakes to obtain and submit:

- The Fire Scheme Approval within 3 months from the date of grant of registration; and
- Mining permission before the start of construction.

Further, he undertakes to submit Demand Draft / Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frame; the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit Demand Draft /Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) in favour of the Authority, as security amount for timely submission of the Fire Scheme Approval within 3 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after deposition of above DD/BG and rectification of other deficiencies as listed above at S. No. 34.

(Arun Kumar)**Chairman, HARERA**

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It is noted that the Ministry has received the draft of the proposed...

Approved
(Signed)

For and on behalf of
The Ministry of...

Respectfully,
The Minister of...

The Ministry of...

The Ministry of...

The Ministry of...

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